

2826 28TH STREET SE
WASHINGTON, DC 20020

ANC PRESENTATION

13 DECEMBER 2024



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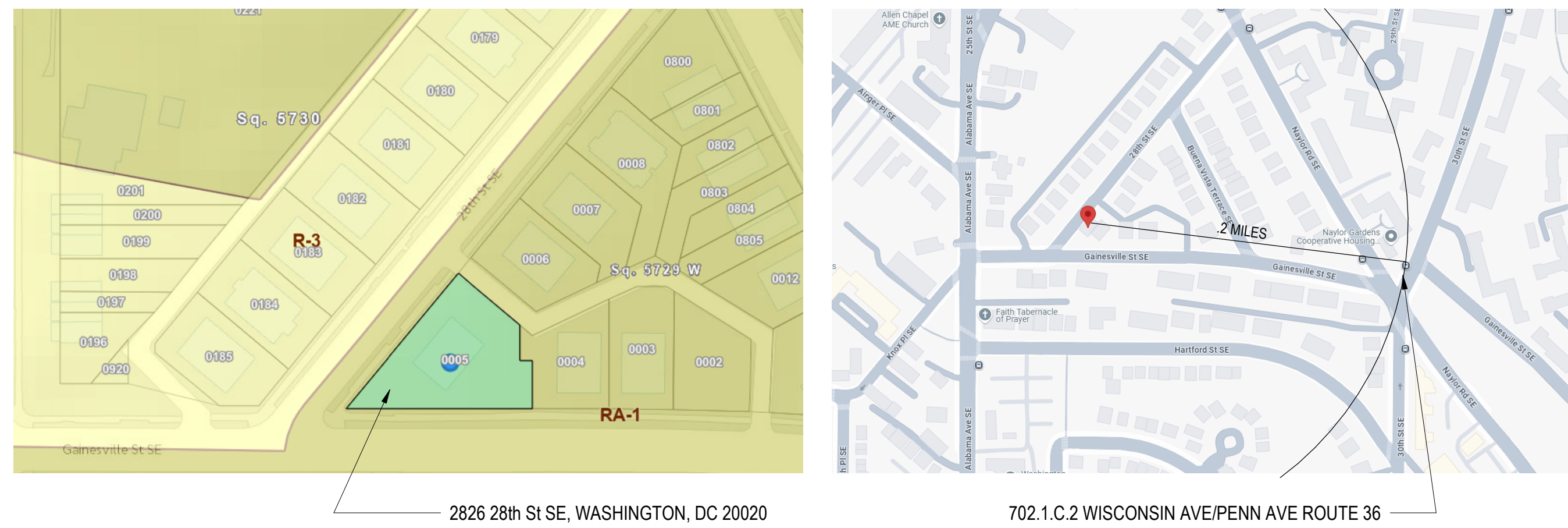
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DRAWING INDEX

SHEET INDEX - ANC		
SHEET NUMBER	SHEET NAME	ANC PRESENTATION 100% - 13 DEC 2024
GENERAL		
AR002	PROJECT INFORMATION PROPOSED	•
ARCHITECTURE		
AR101	SITE PLAN PROPOSED	•
AR102	FLOOR PLANS PROPOSED	•
AR103	FLOOR PLANS PROPOSED	•
AR104	FLOOR PLANS PROPOSED	•
AR105	FLOOR PLANS PROPOSED	•
AR201	EXTERIOR ELEVATIONS PROPOSED	•
AR202	EXTERIOR ELEVATIONS PROPOSED	•
AR203	EXTERIOR ELEVATIONS PROPOSED	•
AR204	EXTERIOR ELEVATIONS PROPOSED	•
AR205	SOLAR STUDIES PROPOSED	•

BUILDING LOCATION



SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE ADDITION TO AN EXISTING MULTI-FAMILY RESIDENCE AT 2826 28TH STREET

THE WORK INCLUDES, BUT IS NOT LIMITED TO:
- DEMOLITION OF INTERIOR FRAMING AND ROOF
- 4TH AND 3RD FLOOR AND SIDE WOOD FRAMED ADDITION
- 4 PARKING SPACES (1 ACCESSIBLE)
(6 REQ'D, REDUCED BY 50% DUE TO 36 BUS STOP < 25 MI AWAY)
- 19 RESIDENTIAL UNITS (1 ACCESSIBLE)
- NEW ELECTRICAL, HVAC, PLUMBING, FINISHES
- FRONT ENTRY STOOPS, ADA RAMP AND EGRESS WELLS

APPLICABLE CODES

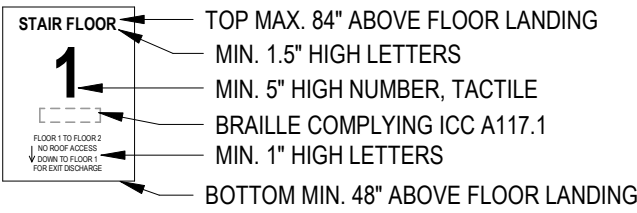
ADOPTED CODES WITH LOCAL AMENDMENTS

BUILDING CODE: 2017 DCMR 12 A IBC BUILDING CODE
ELECTRICAL CODE: 2017 DCMR 12C DC ELECTRICAL CODE
MECHANICAL CODE: 2017 DCMR 12E DC MECHANICAL CODE
PLUMBING: 2017 DCMR 12F DC PLUMBING CODE
FIRE CODE: 2017 DCMR 12H DC FIRE CODE
GREEN CONSTRUCTION: 2017 DCMR 12K DC GREEN CODE
EXISTING BUILDING CODE: 2017 DCMR 12J DC EXISTING BUILDING CODE

INTERIOR STAIRWAY IDENTIFIC ATION (NFPA 101 7.2.2.5.4)

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
SIGNAGE ALSO TO COMPLY WITH IBC 1023.9
GENERAL NOTE:
1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

STAIRWAY EXAMPLE



BUILDING INFORMATION

2017 DCBC TABLE 601

CONSTRUCTION TYPE I-A (see note d)

CLELLAR AND LEVEL 1		
BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME ¹	3 ^a	3
EXTERIOR BEARING WALLS ^{a, 1} INTERIOR BEARING WALLS	3 3 ^a	3 3
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS ^d	Per Table 602 0	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	2	2
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 1/2 ^b	1 1/2

CONSTRUCTION TYPE V-A (see note d)

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME ¹	1 ^b	1
EXTERIOR BEARING WALLS ^{a, 1} INTERIOR BEARING WALLS	1 1	1 1
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS ^d	Per Table 602 0	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1	1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 ^{b, c}	1

- Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
- Not less than the fire-resistance rating required by other sections of this code.
- Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- Not less than the fire-resistance rating as referenced in Section 704.10.

PROJECT DIRECTORY

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WASHINGTON, DC 20011

ZONING AND CODE INFORMATION

ADDRESS: 2826 28TH STREET SE
ZONE: RA-1
SQUARE, SUFFIX, LOT: 5729W 0005

EXISTING USE: R - RESIDENTIAL R-2 APARTMENT (5 UNITS)
PROPOSED USE: R - RESIDENTIAL R-2 APARTMENT (19 UNITS)
CONSTRUCTION TYPE: VB

MAX HEIGHT: 40 FT
EXISTING HEIGHT: 22 FT 9 IN
PROPOSED HEIGHT: 33 FT 7 IN

EXISTING CELLAR: 785 SF
PROPOSED CELLAR: 1127 SF (343 SF GFA)

EXISTING FIRST FLOOR: 1610SF
PROPOSED FIRST FLOOR: 2560 SF

EXISTING SECOND FLOOR: 1610 SF
PROPOSED SECOND FLOOR: 2560 SF

PROPOSED - PAVED: 20%
PROPOSED - GREENERY: 51%

PROPOSED THIRD FLOOR: 2560 SF

PROPOSED FOURTH FLOOR: 2560 SF

MAX FAR (I2): 1.08 (10240 SF)
EXISTING FAR: 0.42 (4020 SF)
PROPOSED FAR: 0.84 (7951SF)

EXISTING GROSS FLOOR AREA: 4830 SF
PROPOSED GROSS FLOOR AREA: 10240 SF (1.08 FAR)

REQ'D REAR YARD: 20 FT
EXISTING REAR YARD: 29'-3"
PROPOSED REAR YARD: 20'-0"
REQ'D SIDE YARDS*: 8 FT
EXISTING SIDE YARDS: 29'-0"
PROPOSED SIDE YARD: 8'-0"

SITE WORK: 4000 SF

AUTOMATIC SPRINKLER: YES (PER 13R SYSTEM)

2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	I-A & V-A	3	48,174 SF	S

- s. See the following sections for general exceptions to Table 503:
- Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation
 - Section 506.2, Allowable building area increase due to street frontage.
 - Section 506.3, Allowable building area increase due to frontage.
 - Section 507, Unlimited area buildings.
- b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

2017 DCBC TABLE 706.4
FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	REQUIRED	PROVIDED
R-2	3 ^a	2

- a. In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating
- b. For Group H-1, H-2, or H-3 buildings, also see section 415.6 and 415.7.

2017 DCBC TABLE 602^{a, d, g}

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5 ^b	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 ^c 0 1 ^c
X > 30	All	0

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment

- Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- See Section 706.1.1 for party walls.
- Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- For special requirements for Group H occupancies, see Section 415.6.
- For special requirements for Group S aircraft hangars, see Section 412.4.1.
- Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.



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ANC PRESENTATION

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
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SHEET SUBMISSION INDEX
• ISSUE FOR PERMIT _04 APRIL 2022
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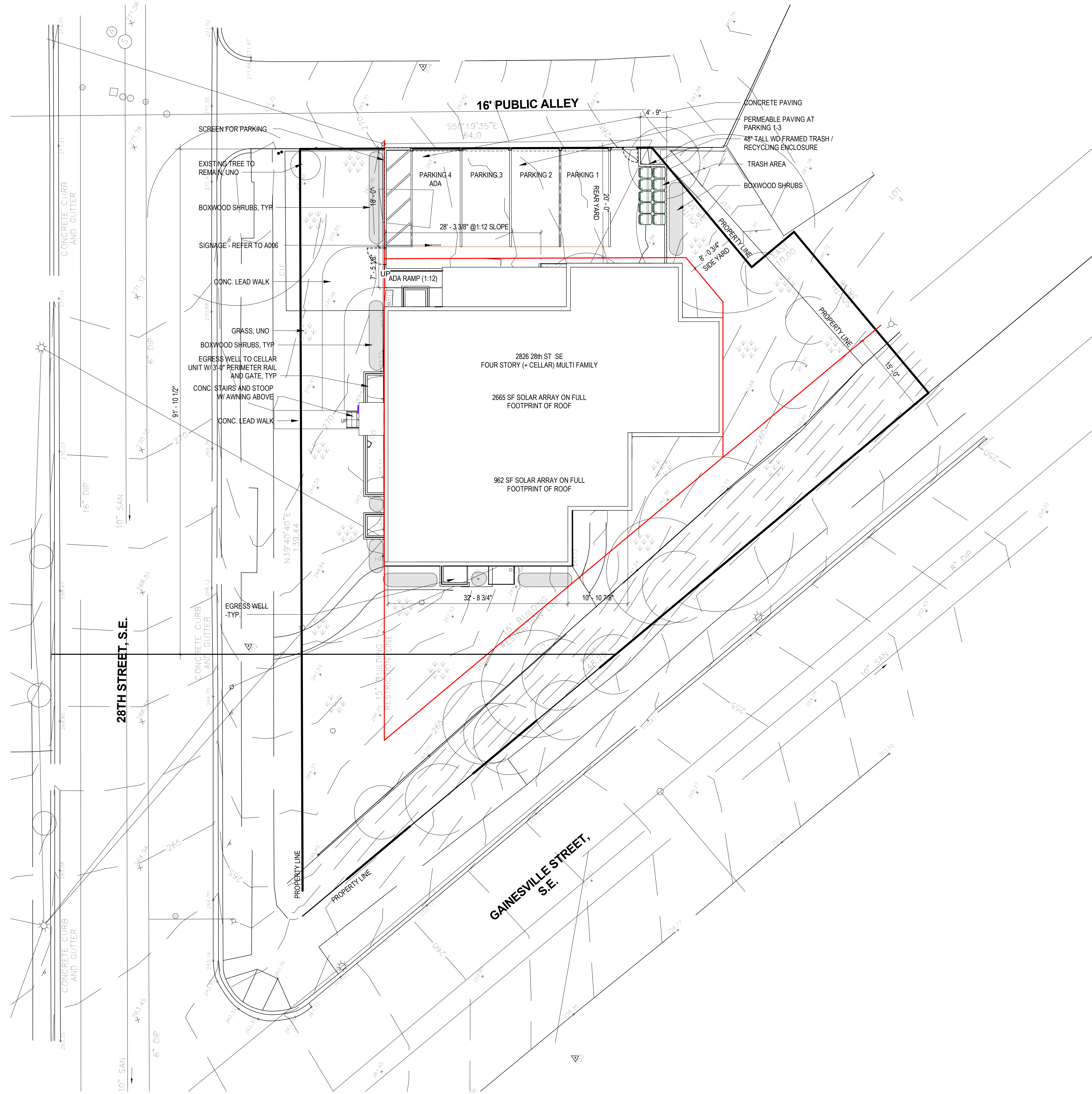
REV NO. REVISION DATE
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SEAL & SIGNATURE:

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: PROJECT INFORMATION PROPOSED
PROJECT NO: 2024.37
DATE ISSUED: 13 DECEMBER 2024
SCALE: 12" = 1'-0"

AR002



1 SITE PLAN PROPOSED
1" = 10'-0"



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SHEET TITLE: SITE PLAN PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

SCALE: 1" = 10'-0"

AR101

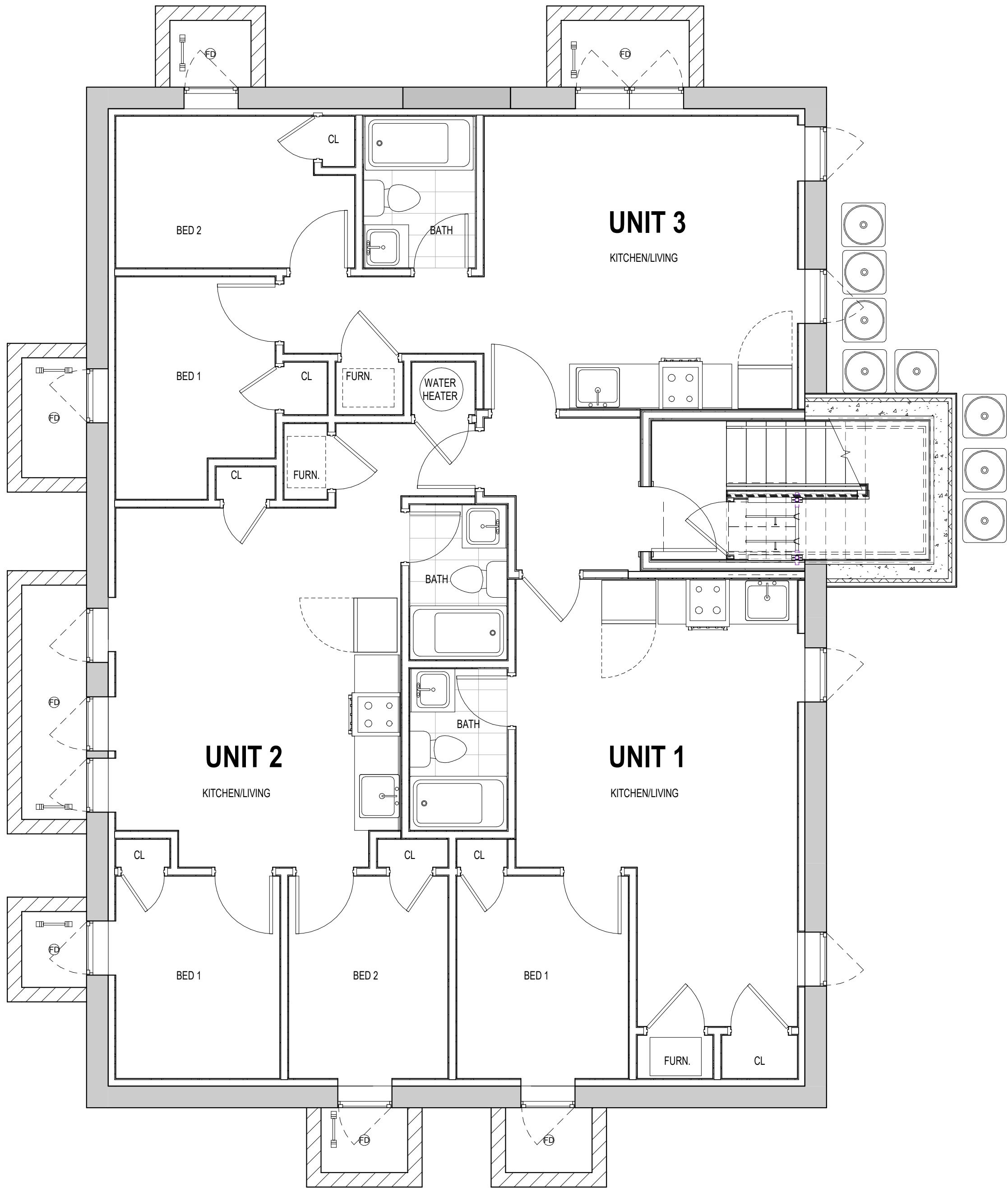
CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN).
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A200 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450
Class B = Flame spread index 26-75; smoke-developed index 0-450
Class C = Flame spread index 76-200; smoke-developed index 0-450
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridors and enclosure for exit access stairways and exit access ramps:
Class B
Rooms and enclosed spaces: Class C
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



1 FLOOR PLAN - CELLAR PROPOSED
1/4" = 1'-0"



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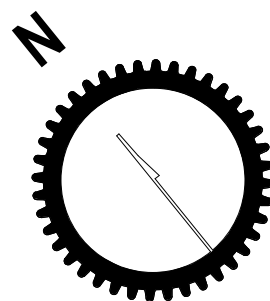
SHEET TITLE: FLOOR PLANS PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

SCALE: As indicated

AR102



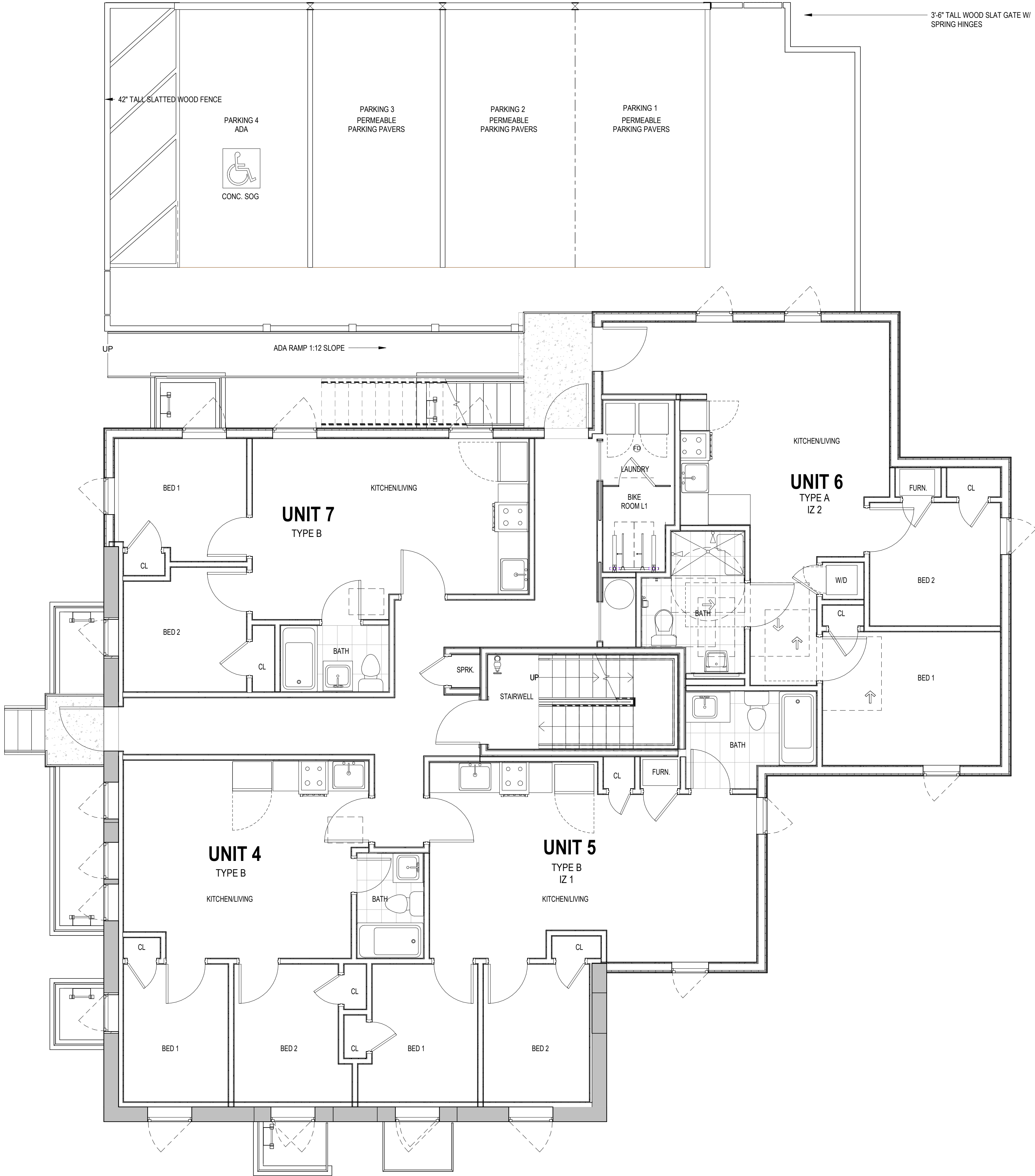
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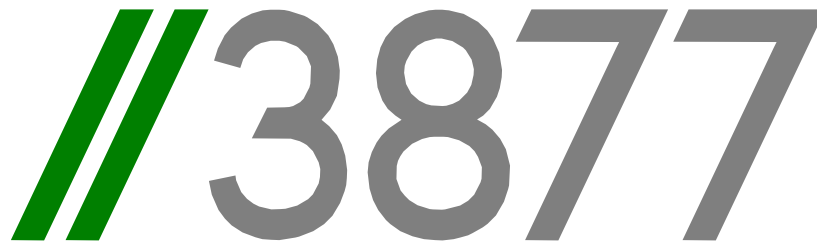
EXISTING TO REMAIN NEW CONSTRUCTION

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450
Class B = Flame spread index 26-75; smoke-developed index 0-450
Class C = Flame spread index 76-200; smoke-developed index 0-450
OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridors and enclosure for exit access stairways and exit access ramps:
Class B
Rooms and enclosed spaces: Class C
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



1 FLOOR PLAN - LEVEL 1 PROPOSED
1/4" = 1'-0"



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ANC PRESENTATION

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _04 APRIL 2022
-

REV NO. REVISION DATE

1

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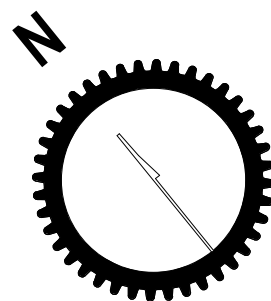
SHEET TITLE: FLOOR PLANS PROPOSED

PROJECT NO: 2024.37

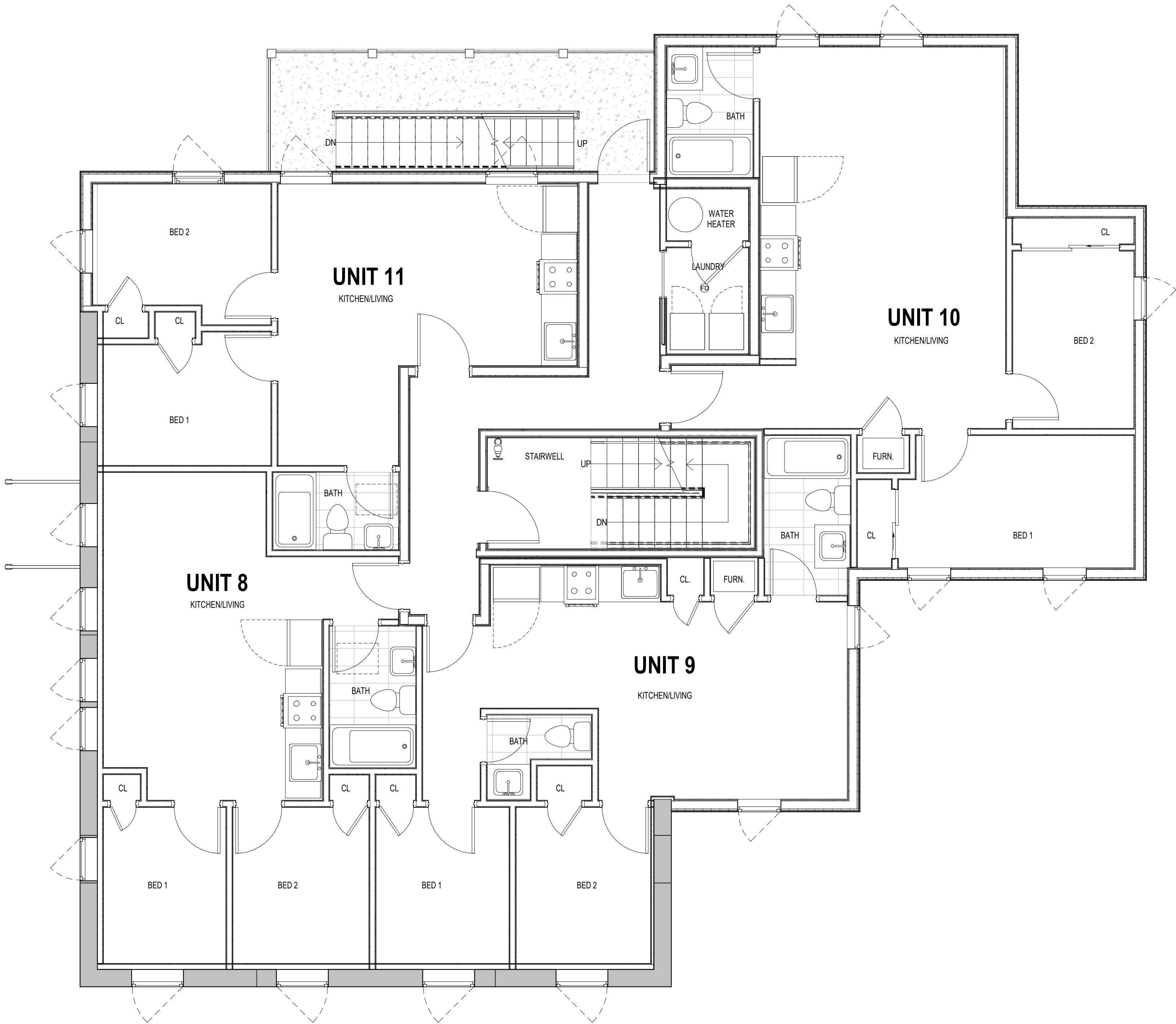
DATE ISSUED: 13 DECEMBER 2024

SCALE: As indicated

AR103



1 FLOOR PLAN - LEVEL 2 + 3 PROPOSED
1/4" = 1'-0"



CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.4.1.2
13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED. WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
17. WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
18. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
19. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
20. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
21. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION

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ANC PRESENTATION

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ADDRESS: 2826 28TH STREET SE
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SHEET SUBMISSION INDEX

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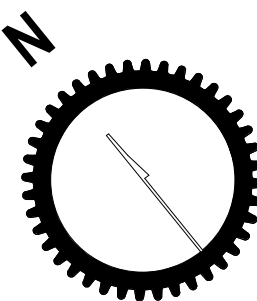
SHEET TITLE: FLOOR PLANS PROPOSED

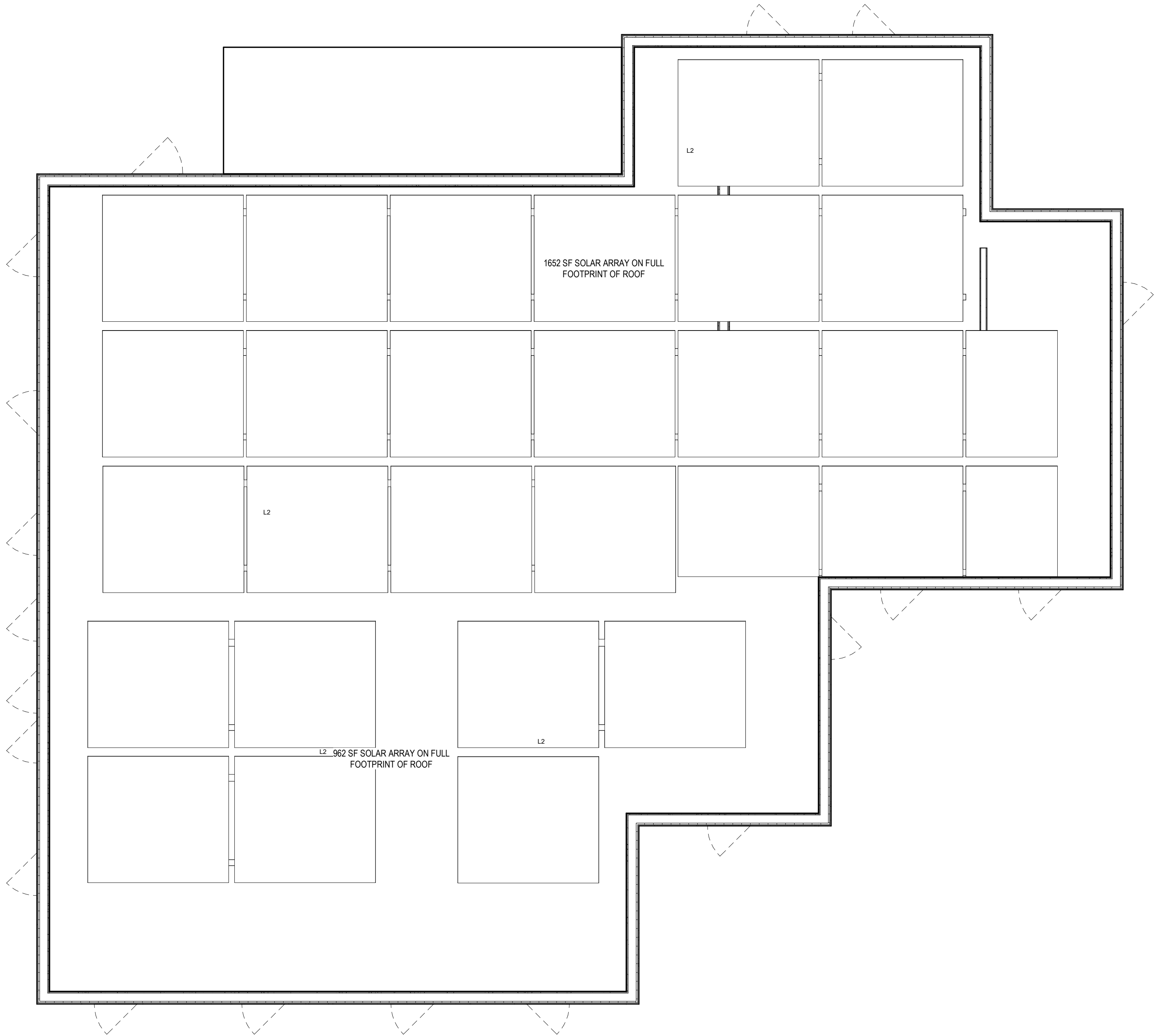
PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

SCALE: As indicated

AR104





CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
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22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION



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ANC PRESENTATION

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
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SHEET SUBMISSION INDEX

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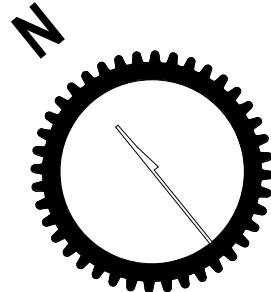
SHEET TITLE: FLOOR PLANS PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

SCALE: As indicated

AR105

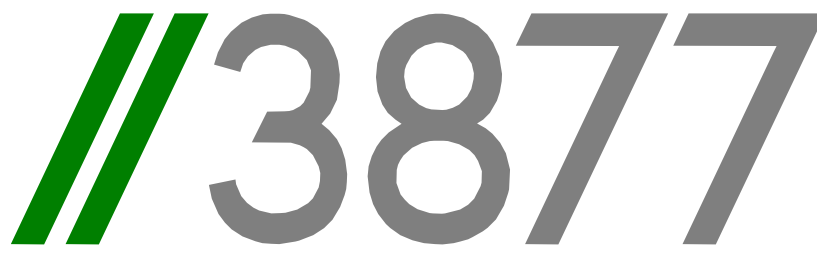


1 ROOF PROPOSED
1/4" = 1'-0"

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
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- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
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- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
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- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

SCALE: As indicated

AR201



1 REAR ELEVATION - NEW CONSTRUCTION PROPOSED
2 A051 1/4\" = 1'-0\"

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- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION



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ANC PRESENTATION

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _04 APRIL 2022

REV NO. REVISION DATE

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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

SCALE: As indicated

AR202

1 FRONT ELEVATION - NEW CONSTRUCTION PROPOSED
2 A051 1/4" = 1'-0"

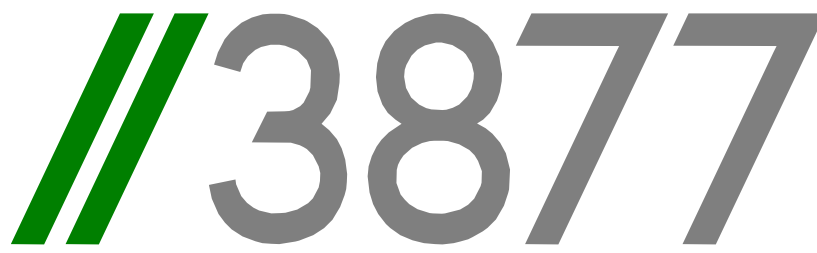
CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. IN ACCORDANCE WITH 2017 IECC 402.4.1.2
13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
17. WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
18. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
19. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
20. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
21. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN NEW CONSTRUCTION



1 SIDE ELEVATION 1 - NEW CONSTRUCTION PROPOSED
1 A102 1/4" = 1'-0"



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ANC PRESENTATION

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
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SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT _04 APRIL 2022

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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

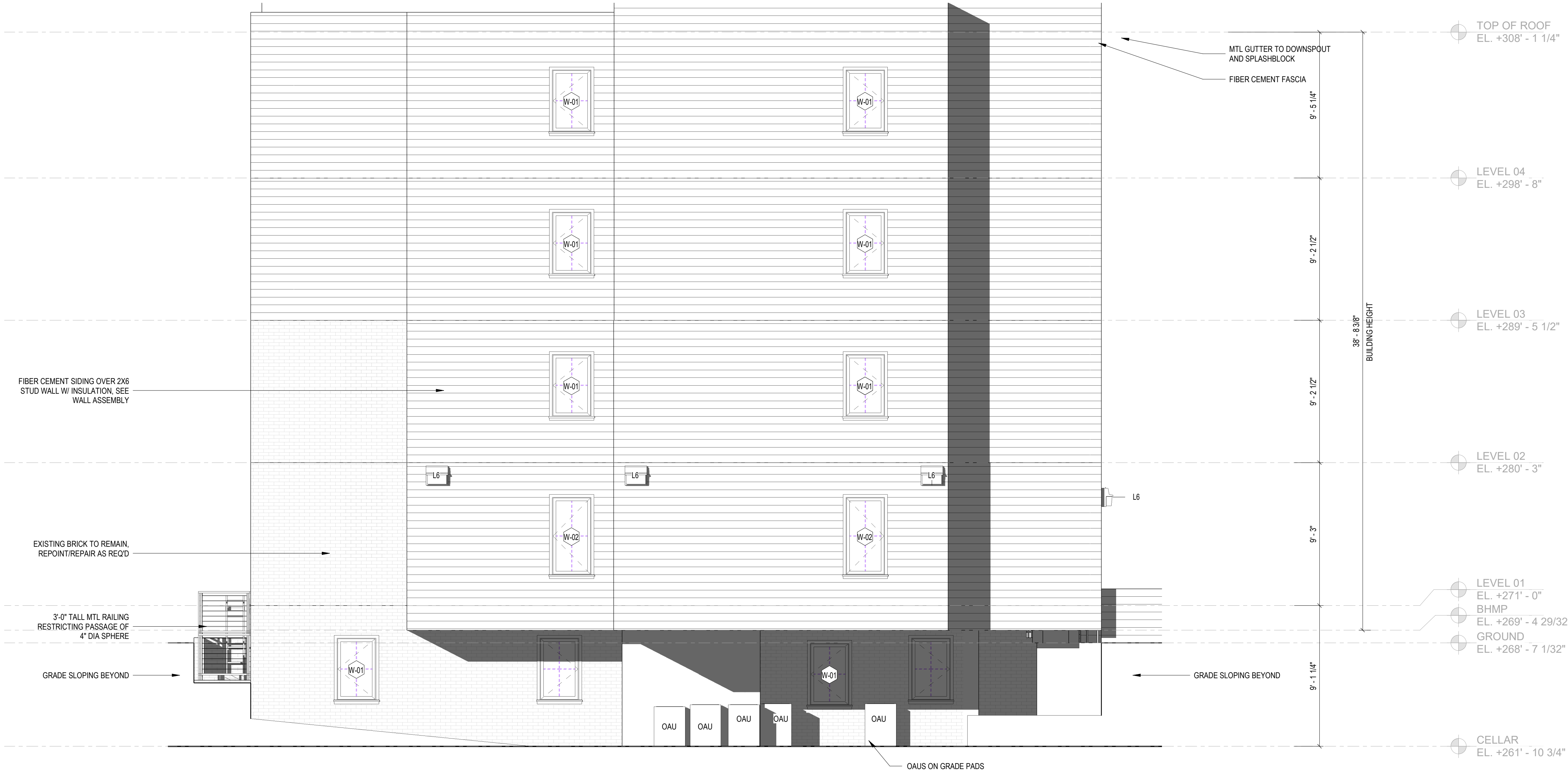
SCALE: As indicated

AR203

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
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EXISTING TO REMAIN NEW CONSTRUCTION



1 SIDE ELEVATION 3 - NEW CONSTRUCTION PROPOSED
1 A102 1/4" = 1'-0"



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ANC PRESENTATION

DRAWING DATA

PROJECT: 2826 RESIDENCES
ADDRESS: 2826 28TH STREET SE
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT_04 APRIL 2022

REV NO. REVISION DATE

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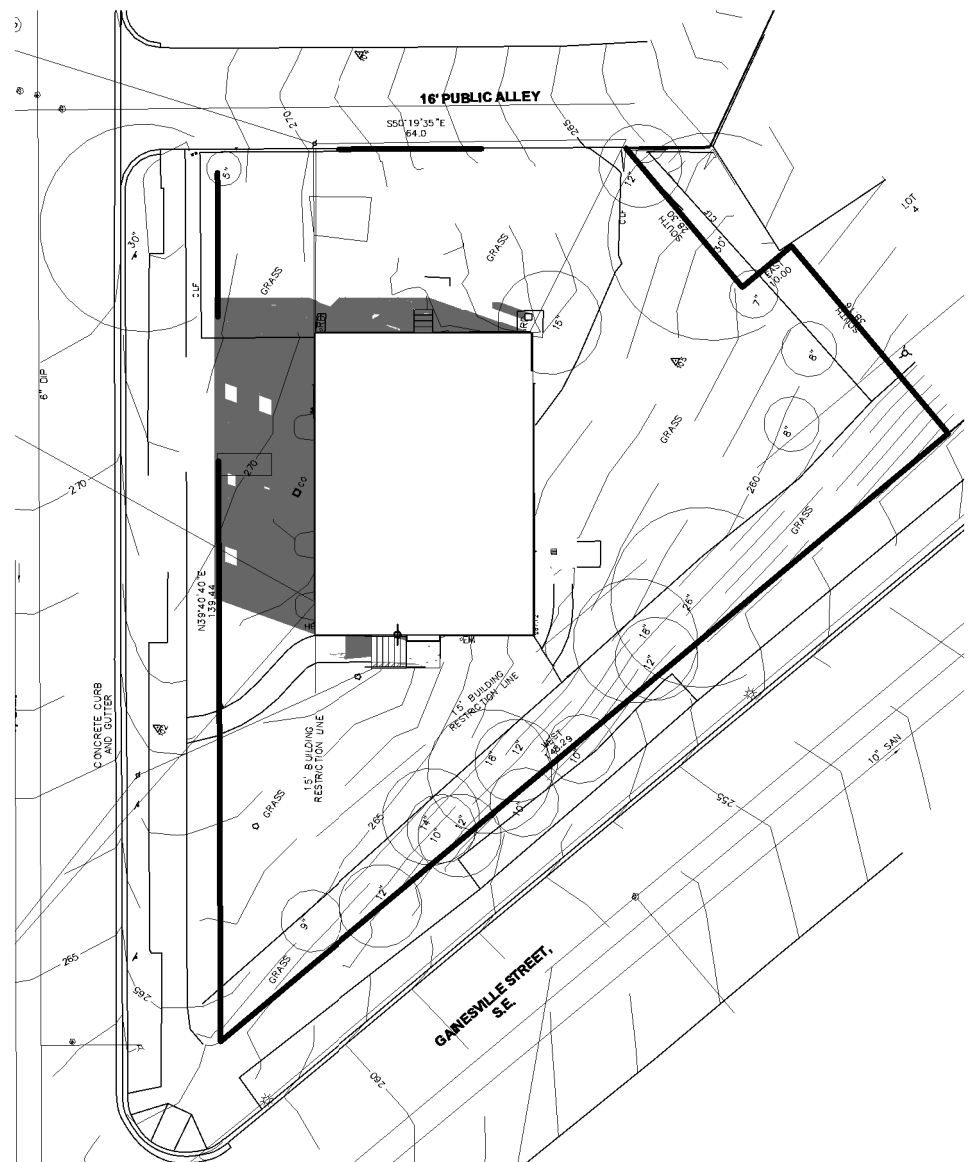
SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED

PROJECT NO: 2024.37

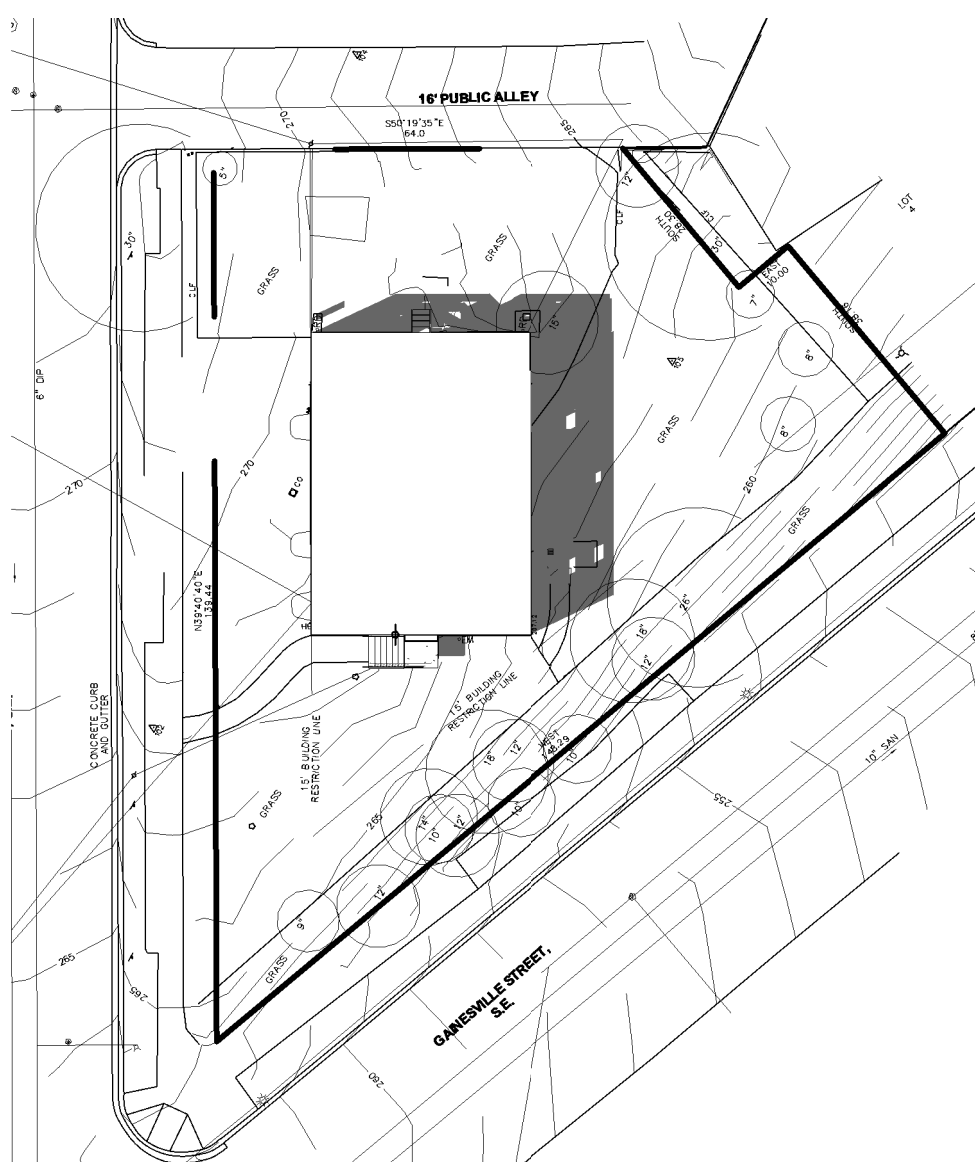
DATE ISSUED: 13 DECEMBER 2024

SCALE: As indicated

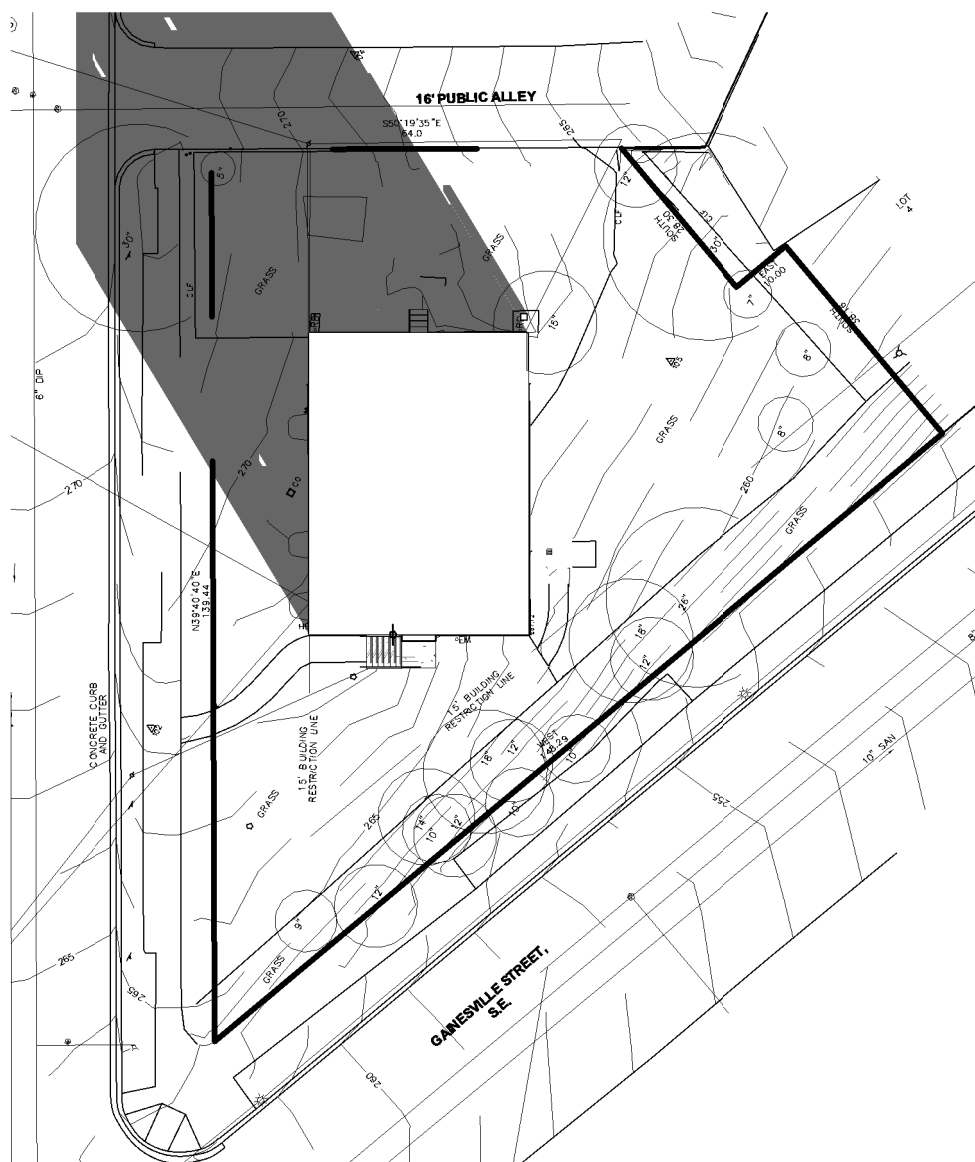
AR204



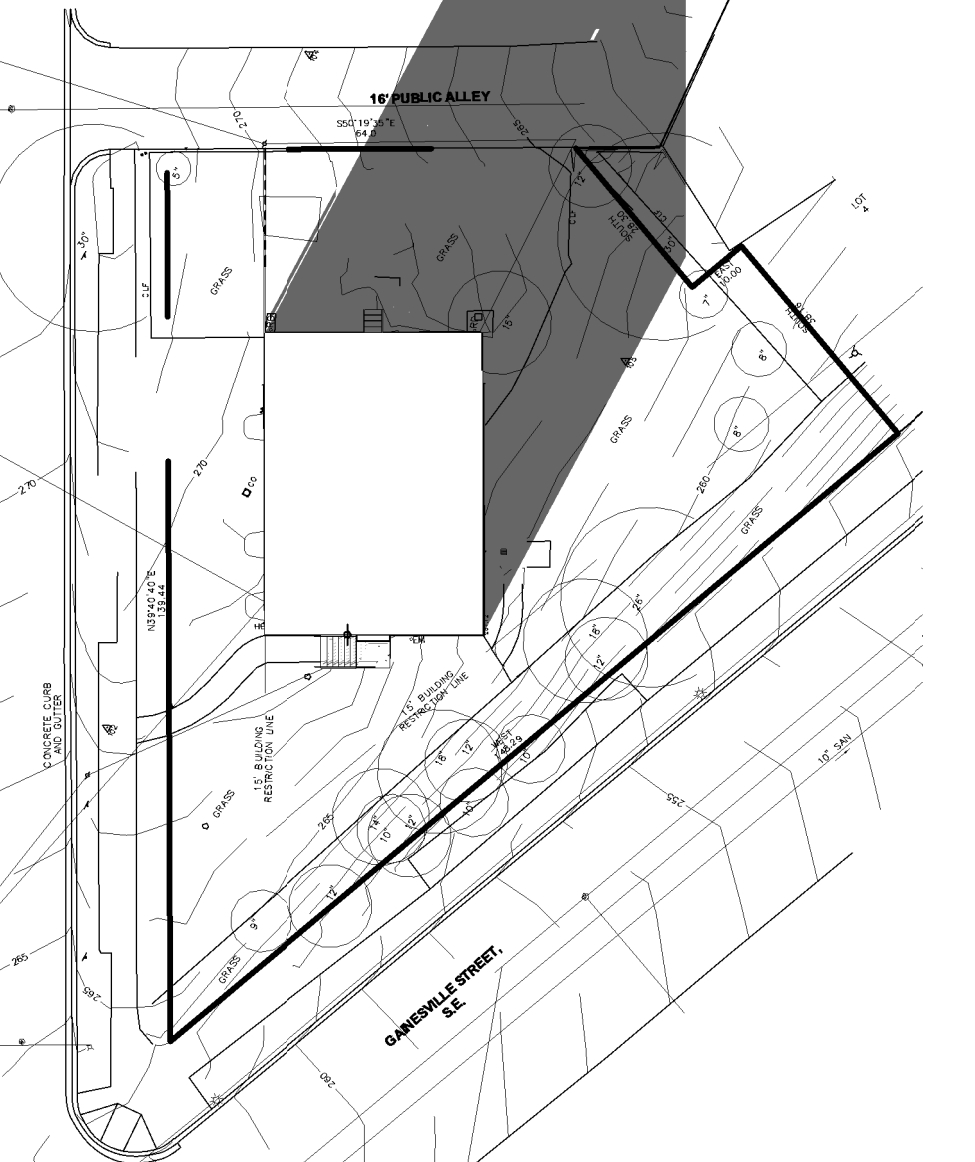
3 SITE PLAN - SS1000 EXISTING
1" = 30'-0"



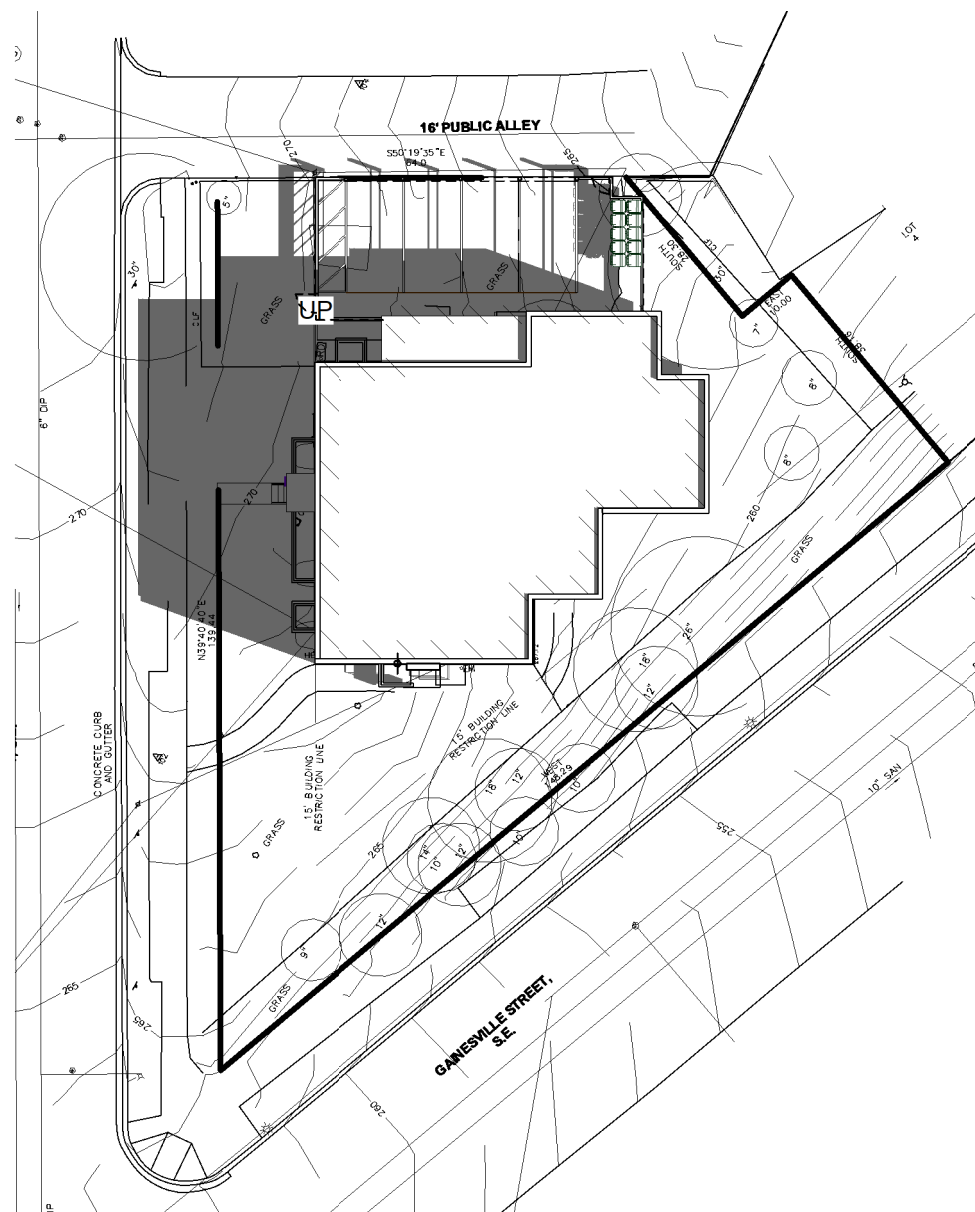
4 SITE PLAN - SS1400 EXISTING
1" = 30'-0"



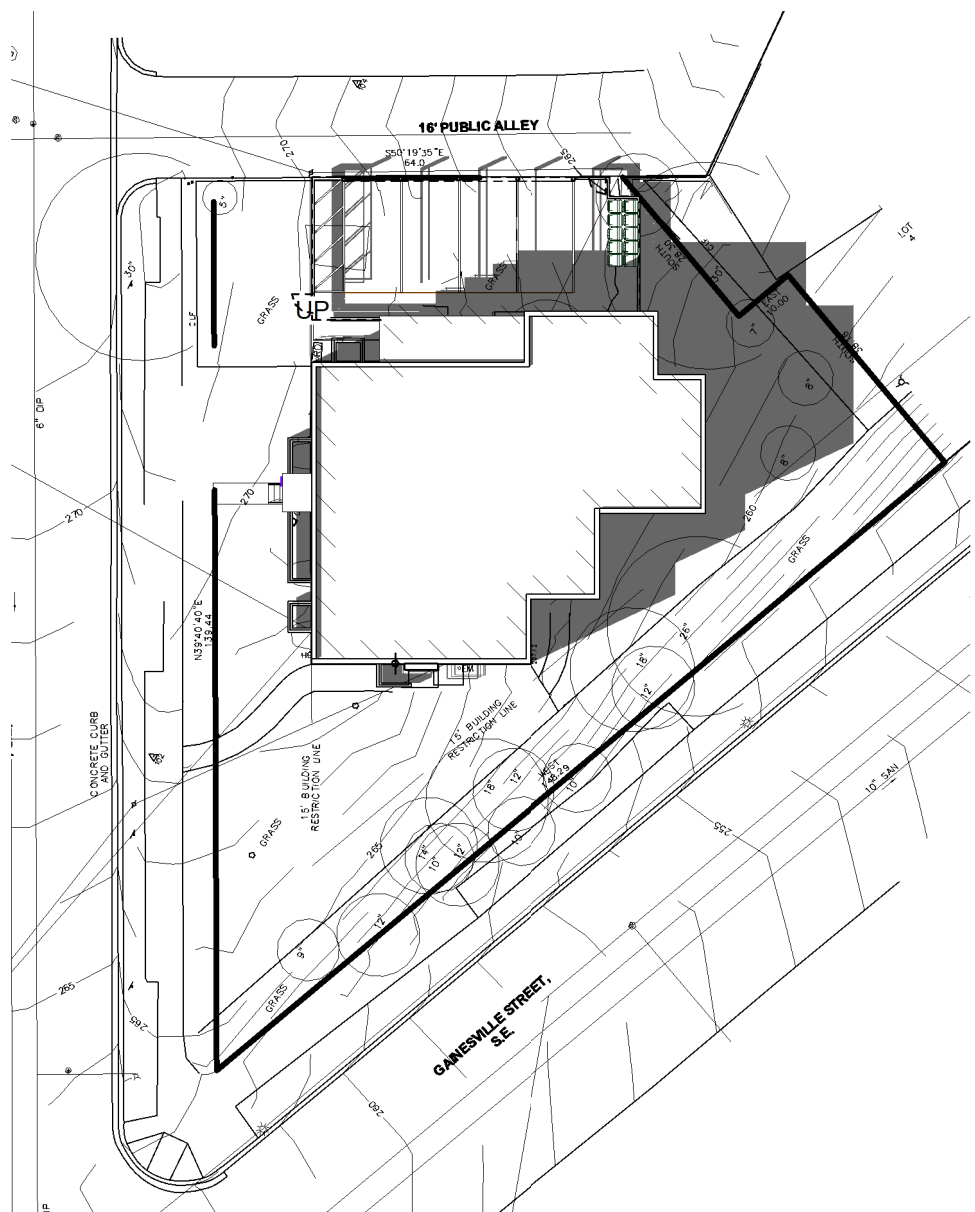
5 SITE PLAN - WE1000 EXISTING
1" = 30'-0"



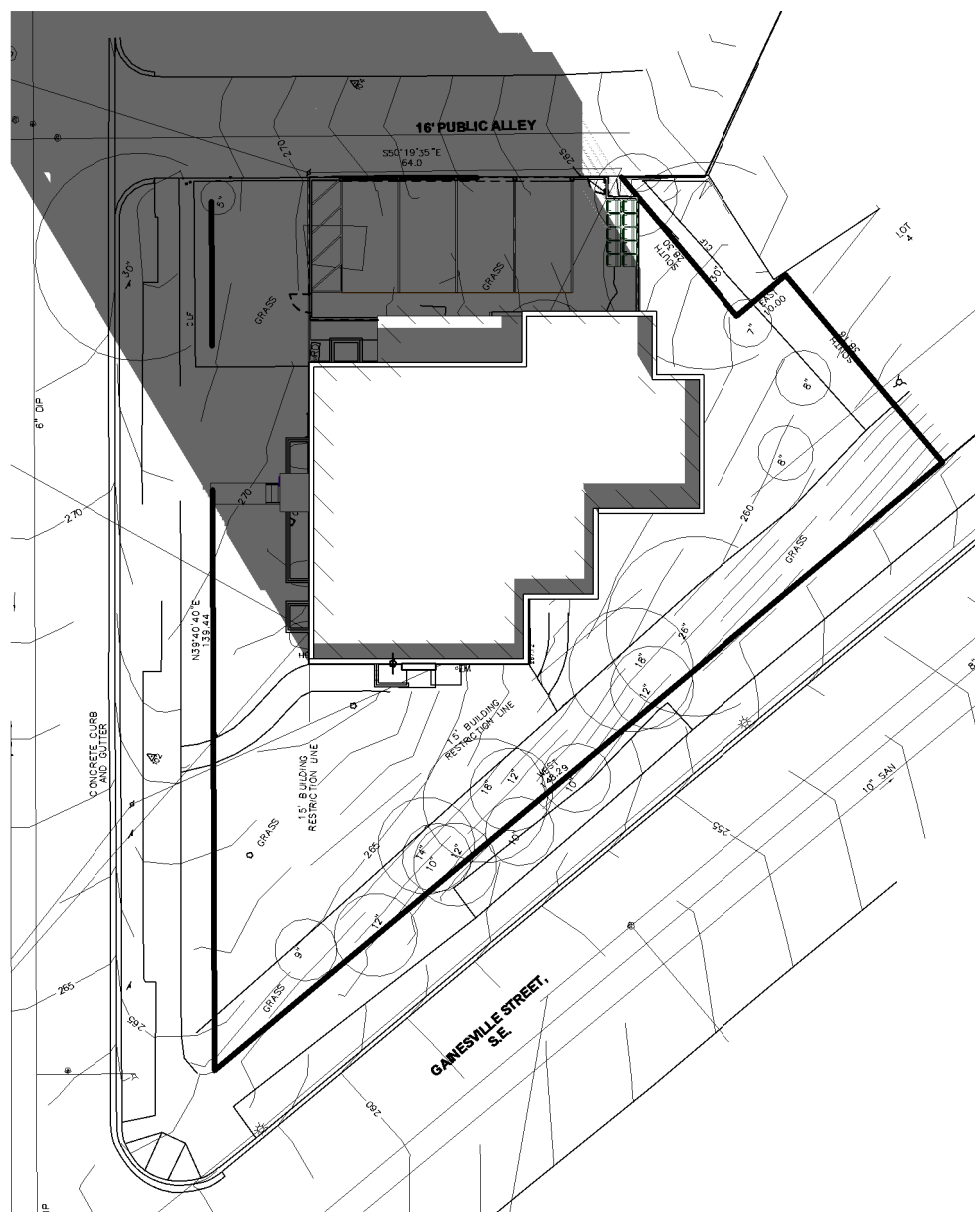
6 SITE PLAN - WE1400 EIXSTING
1" = 30'-0"



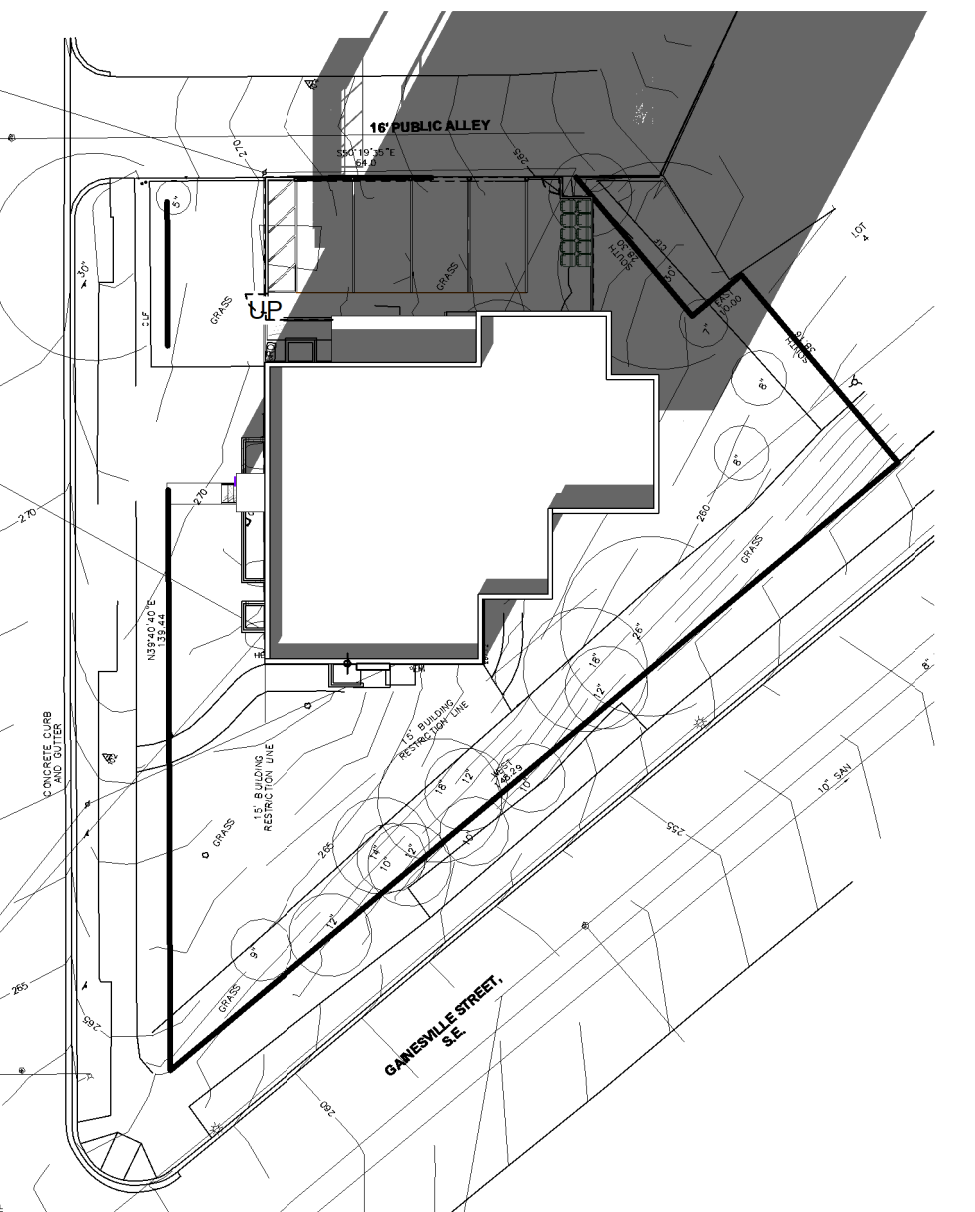
7 SITE PLAN - SS1000 PROPOSED
1" = 30'-0"



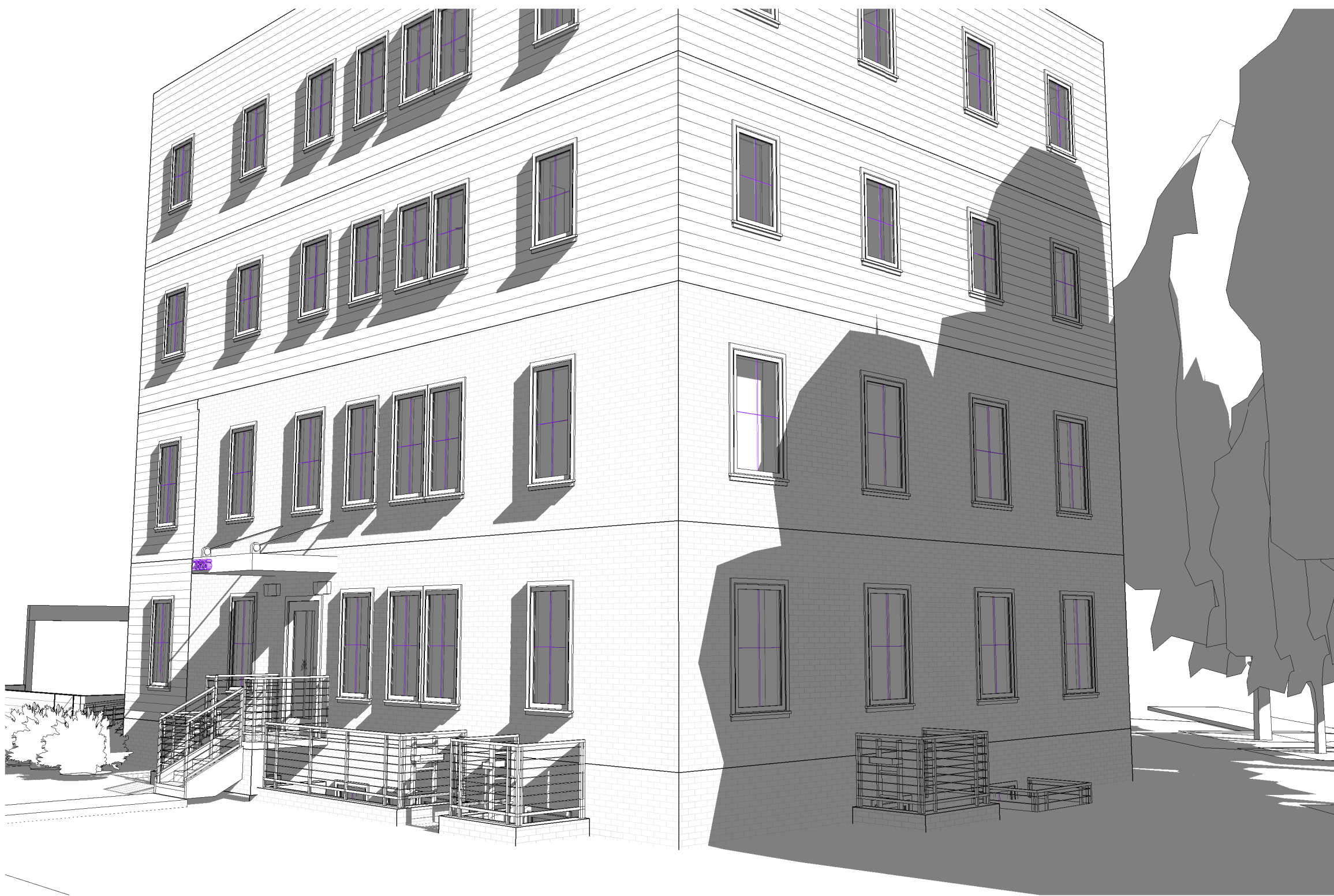
8 SITE PLAN - SS1400 PROPOSED
1" = 30'-0"



9 SITE PLAN - WE1000 PROPOSED
1" = 30'-0"



10 SITE PLAN - WE1400 PROPOSED
1" = 30'-0"



2 FRONT EXTERIOR PERSPECTIVE 2 PROPOSED



1 FRONT EXTERIOR PERSEPECTIVE 1 PROPOSED



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SHEET TITLE: SOLAR STUDIES PROPOSED
PROJECT NO: 2024.37
DATE ISSUED: 13 DECEMBER 2024
SCALE: 1" = 30'-0"

AR205